THURSDAY 11/2/17

STARADVERTISER.COM >> $1 Oahu, $1.25 neighbor islands >> Mostly sunny. High 87, low 76 >> A10

OUT OF THIS WORLD

After more than a half century, the Houston Astros win first-ever World Series title

SPORTS / C1

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The Pulse of Paradise

Honolulu Star-Advertiser

Koa Ridge ready to break ground

Court challenges have stalled the $2 billion Central Oahu project for nearly 15 years

By Andrew Gomes
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Pineapple has been gone for over a decade, and vegetable crops disappeared this year. Now, fallow fields between Mililani and Waipio are about to produce homes in a $2 billion project called Koa Ridge in Central Oahu.

Castle & Cooke Hawaii plans a ceremonial groundbreaking this morning for an initial piece of its 3,500-home project, which has been planned since the mid-1990s and struggled through three state regulatory proceedings as well as two Hawaii Supreme Court challenges.

"We have been committed to Koa Ridge for more than 20 years," said Harry Saunders, president of the development firm. "We're glad to be starting."

Saunders, who discussed the long-anticipated start for the master-planned community with the Honolulu Star-Advertiser earlier this week, said building the first homes should begin late next year, following infrastructure construction. The first homes should be finished by mid-2019.

Completing Koa Ridge is expected to take about 10 years and also include a hospital, hotel, elementary school, light industrial park and about 500,000 square feet of space for stores, restaurants and other commercial uses on 576 acres.

To reach today's start, Castle & Cooke survived a daunting regulatory experience in which the project was challenged by opponents and stopped twice by state court rulings.

Like other plans to build thousands of homes on prime farmland in Central and Leeward Oahu in past decades, Koa Ridge was contentious.

Please see **PROJECT,** *A5*

KOA RIDGE

- >> **Estimated cost:** $2 billion
- >> **Size:** 576 aces
- >> **Homes:** 3,500
- >> **Commercial space:** 500,000 square feet
- >> **Construction jobs:** 1,000
- >> **Permanent jobs:** 2,300

INSIDE

There's a new chief in town

Susan Ballard becomes the 11th person to lead the Honolulu Police Department

LOCAL / B1

DENNIS ODA / DODA@STARADVERTISER.COM

The Honolulu Police Department's first female chief, Susan Ballard was sworn in by Chief Justice Mark Recktenwald Wednesday at a ceremony at HPD headquarters on Beretania Street. Immediately after, Recktenwald congratulated Ballard as she pumped her fist.

President Trump's Oahu visit expected to bring massive traffic delays starting Friday
LOCAL / B1

Maui hospital will not charge new moms for private rooms after facing backlash
BUSINESS / B4

Wahine volleyball team focuses on finishing out the regular season strong
SPORTS / C4

CITY COUNCIL

Vacation rental issue moves to planning department

Council members pass measures that target enforcement and new permits

By Gordon Y.K. Pang
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The perplexing question of how to cope with the jump in bed-and-breakfast establishments and transient vacation units now shifts to the city Department of Planning and Permitting and then the Honolulu Planning Commission.

After hearing more than an hour of testimony, City Council members voted to approve four resolutions directing Mayor Kirk Caldwell's administration to come up with bills for them to consider. The Council, by law, cannot initiate changes to the Land Use Ordinance.

The four resolutions call for increasing regulation and enforcement on operators and internet advertising sites, creating a system that would allow for a limited number of legal B&Bs and TVUs, or a combination of both.

The administration has told the Council that Caldwell is convening a task

Please see **RENTALS,** *A5*

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